

**City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES**

November 4, 2009

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, November 4, 2009 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman
Gregg Chislett
Mary Bartlett
Thomas Sanders

Members Absent:

Susan Wilson –Vice Chair
Hall Hammond, Alternate
Andrew Herdeg, Alternate

Staff Members Present:

Gracie Flores, Community Development Representative
Kathy Rodriguez, Community Development Coordinator
Nathan Lester, Building Official

The meeting was called to order by Mr. Orr at 5:30 p.m.

CASE NO. 2016

201 Chichester Pl., Application of Ryan and Jennifer Jones, owners, to construct an addition to the main house on the property located at 201 Chichester Pl., CB 4050 BLK 60 LOT W 79 FT OF 1, 2, 3, 4, & 5, zoned MF-D. The permit was denied on the grounds that the proposed rear yard setback will be 17'-10" instead of the 25'-0" setback required per Sec.3-46.

Mr. Jones explained that he would like to renovate approximately 160 sq. ft. of the existing non-compliant living space to be in compliance and has no intentions of adding square footage to that part of the house. The applicant presented the Board with a signed petition from adjacent property owners in favor of the request.

Mr. Sanders made a motion to approve Case No. 2016 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Bartlett, Chislett, Sanders

AGAINST: None

CASE NO. 2011

215 Cloverleaf Ave., Application of Alfred Holcomb, owner, to construct an 8' tall fence on the property located at 215 Cloverleaf Ave., CB 5571A BLK 7 LOT 57, zoned SF-A. The permit was denied on the grounds that the proposed fence wall will be 8'-0" in height instead of the 6'-0" maximum height allowed per Sec. 3-82(9).

Mr. Daniel Rush, stated that he had submitted revisions according to the Board's request and made the necessary modifications in order to be in compliance. Mr. Lester stated that the

Building Code requires floor surfaces that are 30 inches or more above grade to provide a guardrail. The guardrail should be a minimum of 42 inches tall from the highest adjacent grade. Mr. Lester stated that the revised plan that was submitted now meets the minimum requirements for compliance with building code standards.

Ms. Bartlett made a motion to approve Case No. 2011 according to the revised plans that were submitted. Mr. Chislett seconded the motion.


The motion was approved with the following vote:

FOR: Orr, Bartlett, Chislett, Sanders

AGAINST: None

There being no further business, the meeting was adjourned.

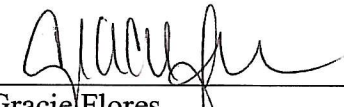
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Bill Orr, Chairman



Date Signed & Filed



Gracie Flores
Recording Secretary